

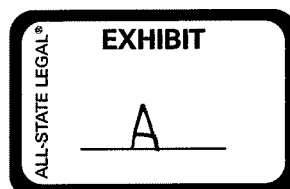
## LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EMERSON AVENUE, SAID POINT ALSO BEING ON THE WEST LINE OF GREENWOOD SPRINGS SUBDIVISION, BLOCK 4 AS PER PLAT THEREOF RECORDED IN PLAT CABINET "D", SLIDE 455A AND 455B IN THE OFFICE OF THE RECORDER JOHNSON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST ON AND ALONG SAID EAST RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID GREENWOOD SPRINGS, BLOCK 4 A DISTANCE OF 681.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID GREENWOOD SPRINGS BLOCK 4 AND A LINE EXTENDED THEREOF A DISTANCE OF 1641.50 FEET, THENCE NORTH 01 DEGREE 02 MINUTES 32 SECONDS WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 01 DEGREE 02 MINUTES 32 SECONDS WEST A DISTANCE OF 255.46 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET; THENCE ON AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 31 DEGREES 57 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 224.94 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 22 SECONDS EAST A DISTANCE OF 399.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65; THENCE SOUTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ON AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 442.27 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 520.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.94 ACRES, MORE OR LESS.

## NOTES:

1. THE SUBJECT TRACT IS ZONED I-1 (INDUSTRIAL LIGHT)
2. BENCHMARK REFERENCE: TBM (WCP #10)





**Kindred LTAC Hospital**  
**Indianapolis South**  
**Concept C**  
 (60 Bed Model)  
 100% LTAC Private Beds  
 100% LTAC ICU Private Beds

Building Summary	
1st Floor	21,336
2nd Floor	16,112
3rd Floor	16,112
Total (sq. ft.)	53,560
Site Summary	
Total Parcel	4.94 Acres
Footway	34 Acres
Immediate Useable Acreage	4.80 Acres
Parking Tabulation	
Standard Spaces	140
Disabled Spaces	10
Total Parking Spaces	150
@ 150 Spaces/ 60 Beds = 2.5 Spaces/Bed	

**Site Plan**

0 30 60  
 July 25, 2006

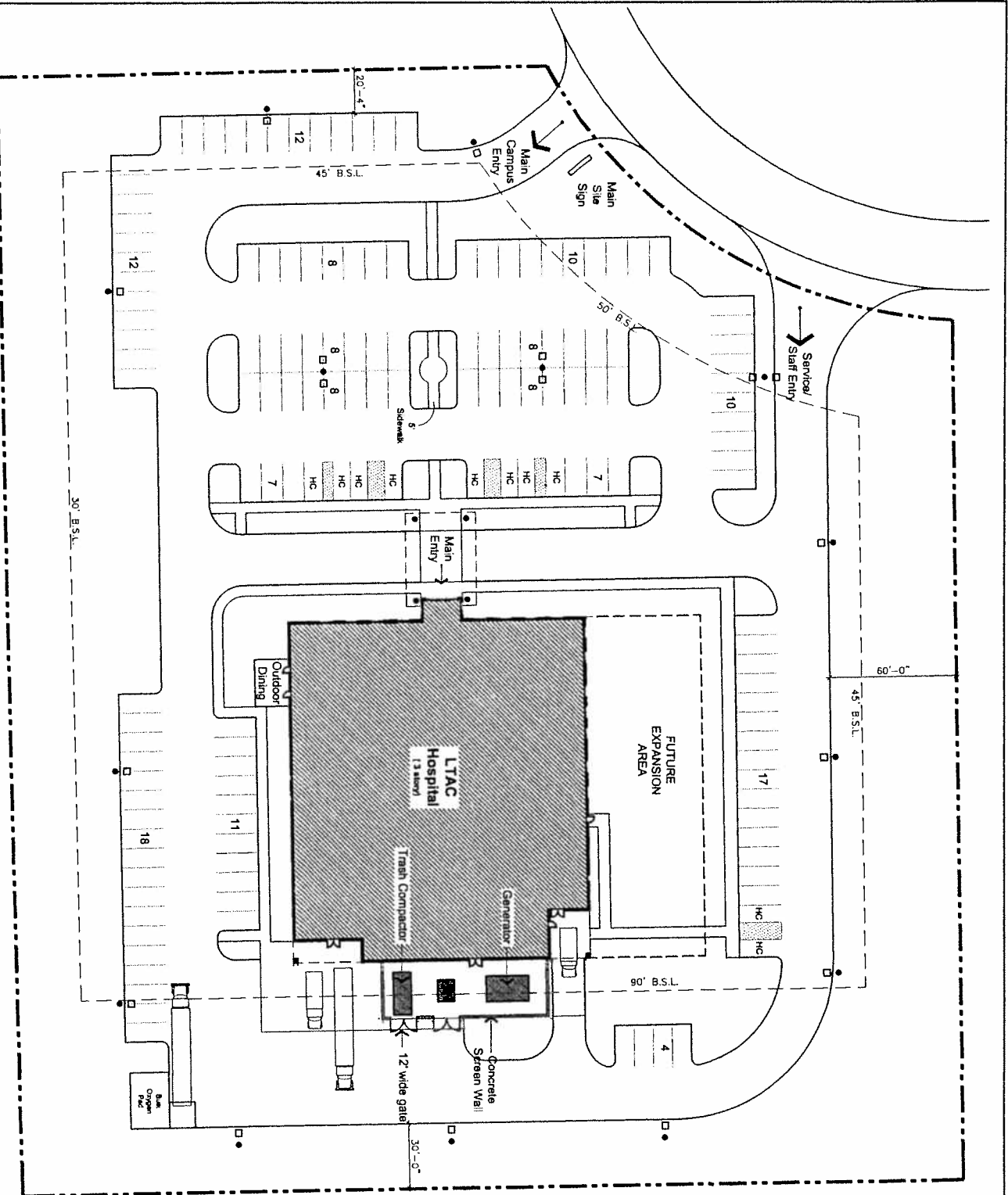
**EXHIBIT**

**B**

ALL-STATE LEGAL



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# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (5-04)

Prescribed by the Department of Local Government Finance

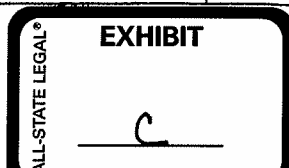
FORM  
SB - 1 / RE

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, must be filed with the county auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer BD Greenwood Development, LLC					
Address of taxpayer (street and number, city, state and ZIP code) 600 East 96th Street, Suite 100, Indianapolis, IN 46240					
Name of contact person George H. Abel, II				Telephone number (317) 808-6228	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Greenwood				Resolution number	
Location of property Greenwood Springs Boulevard, Indiana		County Johnson		Taxing district	
Description of real property improvements (use additional sheets if necessary) See attached Exhibit A				ESTIMATED	
				Start Date 10/2/06	Completion Date 11/1/07
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 100	Salaries 3,898,272.00	Number retained 100	Salaries 3,898,272.00	Number additional 15	Salaries 600,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		Real Estate Improvements			
		Cost		Assessed Value	
		Current values -0-		-0-	
		Plus estimated values of proposed project 16,275,000		16,275,000	
		Less values of any property being replaced -0-		-0-	
Net estimated values upon completion of project 16,275,000		16,275,000			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) N/A Estimated hazardous waste converted (pounds)					
Other benefits:					

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title V.P.	Date signed (month, day, year) July 31, 2006



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No

2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. Other limitations or conditions (specify) \_\_\_\_\_

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body:	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

## Application for Property Tax Abatement City of Greenwood

### Applicant

Name: BD Greenwood Development, LLC  
 Address: c/o Duke Realty Corporation  
600 East 96th Street, Suite 100  
Indianapolis, IN 46240  
 Phone: (317) 808-6228  
 Contact: George Abel, Corporate Attorney

### Property Owner

Name: BD Greenwood Development LLC  
 Address: c/o Duke Realty  
Indianapolis, IN  
 Phone: (317) 808-6228  
 Contact: George Abel, Corp Atty

### Project Description:

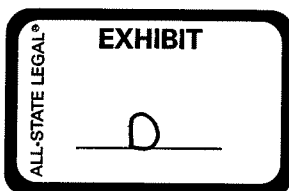
(Describe proposed project in detail)  
 (Attach copy of Statement of Benefits form)

Applicant intends to construct and develop a long-term acute-care hospital building to be leased to Kindred Health Care Operating, Inc., or to such operator's affiliate, for the operation of such facility. The facility will be located on approximately 4.94 acres and will consist of a three story building containing approximately ~~53,560~~ square feet, together with self-contained parking for 150 vehicles and certain landscaped areas.

### Company History:

(Give general description/history of company)  
 (Attach copy of recent annual report)

The Applicant was formed July 6, 2005 for this specific development project. The two members of this limited liability company are BW Partners, LLC, an Indiana limited liability company, the majority of which is owned by Bremner Inc.; the other member of the Applicant is Duke Realty Limited Partnership, an Indiana limited partnership, the general partner of which is Duke Realty Corporation. Bremner Inc. has been headquartered in Indianapolis and engaged in the business of developing commercial real estate projects, primarily medical built office buildings and other medical facilities for over fifteen (15) years, and Duke Realty, and its affiliated companies, have been engaged in the development and leasing of commercial real estate for over thirty (30) years, and is headquartered in and has had a significant presence in central Indiana. Duke Realty's most current annual report can be found at the company's website at <http://investor.dukerealty.com/>.



## Project Questionnaire

(Circle answer or fill in the blank)

1. Facility will be: (a) manufacturing (b) assembly (c) distribution (d) other Medical Office
2. Real estate/buildings will be: (a) leased (b) purchased  
2A. What is anticipated closing date: November 30, 2005
3. Project will be: (a) new company (b) new expansion (c) relocation in Indiana (d) relocation from out of state
4. Will project be developed in stages: (a) yes (b) no  
4A. If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Projected construction start date is: October 2, 2006 (subject to receiving tax abatement)
6. Projected start-up date for operation is: November 2007
7. What are the projected investments and jobs goals?  
Real Estate: \$1,525,000.00  
Improvements: 1,675,200.00  
Machinery/Equipment: approx. \$ million to \$ million  
Jobs Retained: 100  
Jobs Created: 15
8. Abatement is requested for: (a) real property only (b) machinery/equipment only (c) both
9. Abatement schedule requested is (circle appropriate response):  

A. <u>Real Property</u> (1) 3-year (2) 6-year (3) 10-year	B. <u>Machinery/Equipment</u> (1) 5-year (2) 10-year
--	--
10. If applicant is a corporation: N/A  
A. What is the State of incorporation: \_\_\_\_\_  
B. In what states is the corporation licensed to do business: \_\_\_\_\_  
\_\_\_\_\_

11. Which approvals or permits will this project require?

- |                      |                       |
|----------------------|-----------------------|
| (a) zoning change    | (e) variance          |
| (b) annexation       | (f) special exception |
| (c) plat approval    | (g) building permit   |
| (d) development plan | (h) other _____       |

12. Will additional public facilities/infrastructure be required?

- (a) yes (b) no

12A. If yes, which one?

- |                    |                 |
|--------------------|-----------------|
| (a) water main     | (d) drainage    |
| (b) sanitary sewer | (e) other _____ |
| (c) street         |                 |

12B. Which improvements will be installed by developer? by applicant?

See attached Exhibit A

13. Is there a parent corporation: (a) yes (b) no

13A. If yes, give:

Name See attached Exhibit A  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Contact \_\_\_\_\_

14. Is there a subsidiary or affiliated corporation: (a) yes (b) no

14A. If yes, give:

Name See attached Exhibit A  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Contact \_\_\_\_\_

15. Has applicant procured legal counsel? (a) yes (b) no

15A. If yes, give:

Firm Duke Realty Corporation  
 Address 600 E. 96th Street, Suite 100, Indianapolis, IN 46240  
 Phone (317) 808-6228  
 Contact George Abel

**Property Description**

- (a) give general description, location, address, etc.
- (b) attach copy of legal description
- (c) attach area map – identify nearby landmarks/streets

(a) The Project will be located east of Emerson Avenue and South of County Line Road on an extension of Greenwood Springs Boulevard; the east line of the subject property will abut the right-of-way of Interstate 65 (see attached Exhibits B and C).

(b) See attached Exhibit B.

(c) See attached Exhibit C.

**Submission Checklist**

- |    |  |       |
|----|--|-------|
| 1. | Application Form Completed and Signed    | _____ |
| 2. | Legal Description of Property            | _____ |
| 3. | Area Map of Property                     | _____ |
| 4. | Recent Annual Report (or equivalent)     | _____ |
| 5. | Statement of Benefits Form               | _____ |
| 6. | Financial Worksheets No. 1 and No. 2     | _____ |
| 7. | Summary of Tax and Abatement Projections | _____ |



## Summary of Tax and Abatement Projections

### I. Current Conditions:

A.	Current Annual Real Estate Taxes:	<u>930.00</u>
B.	Current Annual Personal Property Taxes:	<u>.00</u>
C.	Combined Total:	<u>930.00</u>
D.	Projected 10-Year Combined Total:	<u>9,300,00.00</u>

### II. Projected Conditions Without Abatement

A.	Projected Annual Real Estate Taxes:	<u>426,310.00</u>
B.	Projected Annual Personal Property Taxes:	<u>-0-</u>
C.	Combined Total:	<u>426,310.00</u>
D.	Projected 10-Year Combined Total:	<u>4,263,100.00</u>

### III. Projected Conditions With Abatement

A.	Projected 10-Year Real Estate Taxes:	<u>4,263,100</u>
B.	Projected 10-Year Abatement:	<u>1,929,441</u>
C.	Projected 10-Year Personal Property Taxes:	<u>-0-</u>
D.	Projected 10-Year Abatement:	<u>-0-</u>

#### Projected Total

E.	Total Amount Abated:	<u>1,929,441</u>
F.	Total Taxes to be Paid:	<u>1,968,419</u>

Note: Attach Worksheets

# WORKSHEET NO. 1

## ESTIMATED TAX ABATEMENT IMPACT -- 10 Years

Project Name: Kindred Hospital -- Indianapolis South  
 Location: City of Greenwood, Pleasant Township  
 Current Date: July 31, 2006

### CURRENT

R.E. Tax Rate \$ 2.395 per \$100

Land: 4.94 Acres  
 : \$            Assessed Value  
 : \$ 930 Assessed Taxes Paid  
 Bldg(s): -0- Square Feet  
 : \$            Assessed Value  
 : \$ -0- Assessed Taxes Paid

### PROPOSED

R.E. Tax Rate \$ (Same as current)

Land: 4.94 Acres  
 : \$ 1,525,000 Est. Assessed Value  
 : \$ 36,524 Est. Annual Taxes  
 Bldg(s): \$ 16,275,000 Projected Investment  
 : \$ 16,275,000 Est. Assessed Value  
 : \$ 389,786 Est. Annual Taxes

Mfg. Equipt. Investment: \$ -0-

Non Mfg. Equipt. Investment: \$ -0-

### TOTALS

### BUILDINGS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Abatement Rate:	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%	-----
Amount Abated:	\$ 389,786	\$ 370,297	\$ 311,829	\$ 253,361	\$ 194,893	\$ 155,914	\$ 116,936	\$ 77,957	\$ 38,979	\$ 19,489	\$ 1,929,441
Taxes Dues:	\$ 0	\$ 19,489	\$ 77,957	\$ 136,425	\$ 194,893	\$ 233,872	\$ 272,850	\$ 311,829	\$ 350,807	\$ 370,297	\$ 1,968,419

### Manufacturing Equipment

Abatement Rate:	100%	95%	90%	85%	80%	70%	55%	40%	30%	25%	-----
Amount Abated:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taxes Dues:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

### Taxes w/o Abatement

Ten Year Total: \$ 3,897,860

Taxes w/ Abatement  
 Ten Year Total Paid: \$ 1,968,419  
 Ten Year Total Abatement: \$ 1,929,441

### Other Taxes

#### Increased Taxes on Land

After Development:	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 365,240
Taxes on New Non Manufacturing Equipment:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taxes on Inventory:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Ten Year Total Other Taxes: \$ 365,240

WORKSHEET NO. 2

ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name: Kindred Hospital - Indianapolis South  
 Location: City of Greenwood, Pleasant Township  
 Current Date: July 31, 2006

CURRENT

R.E. Tax Rate \$ 2.395 per \$100

Land: 4.94 Acres  
 : \$            Assessed Value  
 : \$ 930 Assessed Taxes Paid

Bldg(s): -0- Square Feet  
 : \$ -0- Assessed Value  
 : \$ -0- Assessed Taxes Paid

PROPOSED

R.E. Tax Rate \$ (Same as current)

Land: 4.94 Acres  
 : \$ 1,525,000 Est. Assessed Value  
 : \$ 36,524 Est. Annual Taxes

Bldg(s): \$ 16,275,000 Projected Investment  
 : \$ 16,275,000 Est. Assessed Value  
 : \$ 389,786 Est. Annual Taxes

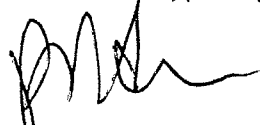
Mfg. Equipt. Investment: \$ -0-

Non Mfg. Equipt. Investment: \$ -0-

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
(A) Current Land Taxes Paid	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 9,300
(B) Current Building Taxes Paid	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Assessed Value Proposed buildings	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 16,275,000	\$ 162,750,000
(C) Est. Taxes on Proposed Buildings	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 389,786	\$ 3,897,860
Abatement Percentage by Year	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%	-----
(D) Taxes Abated	\$ 389,786	\$ 370,297	\$ 311,829	\$ 253,361	\$ 194,893	\$ 155,914	\$ 116,936	\$ 77,957	\$ 38,979	\$ 19,489	\$ 1,929,441
Assessed Value Proposed Mfg. Equipt.	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
(C) Est. Taxes on Mfg. Equipt.	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Abatement Percentage by Year	100%	95%	90%	85%	80%	70%	55%	40%	30%	25%	-----
(D) Taxes Abated	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
(E) Est. Property Taxes on Developed Land	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 36,524	\$ 365,240
(E) Est. Taxes on New Non Mfg. Equipt.	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
(E) Est. Taxes on Inventory	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
(F) Taxes on Existing Personal Property	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

(X) CURRENT TAXES (A+B+F)	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 930	\$ 9,300
(Y) EST. TAXES WITHOUT ABATEMENT (B+C's+E's+F)	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 426,310	\$ 4,263,100
(Z) EST. TAXES WITH ABATEMENT (Y-D's)	\$ 36,524	\$ 56,013	\$ 114,481	\$ 172,949	\$ 231,417	\$ 270,396	\$ 309,374	\$ 348,353	\$ 387,331	\$ 406,821	\$ 2,333,659

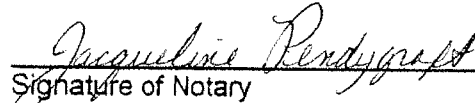
I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

  
 \_\_\_\_\_  
 Signature of Applicant

State of Indiana       )  
                                   )  
 County of HAMILTON)

SS:

Subscribed and sworn to before me this 31<sup>st</sup> day of July,  
2006.

  
 \_\_\_\_\_  
 Signature of Notary

County of Residence:

Bome

Jacqueline Pendygraft  
 \_\_\_\_\_  
 Notary Public's Name (Typed or Printed)

My Commission expires:

5-28-08

**EXHIBIT A**

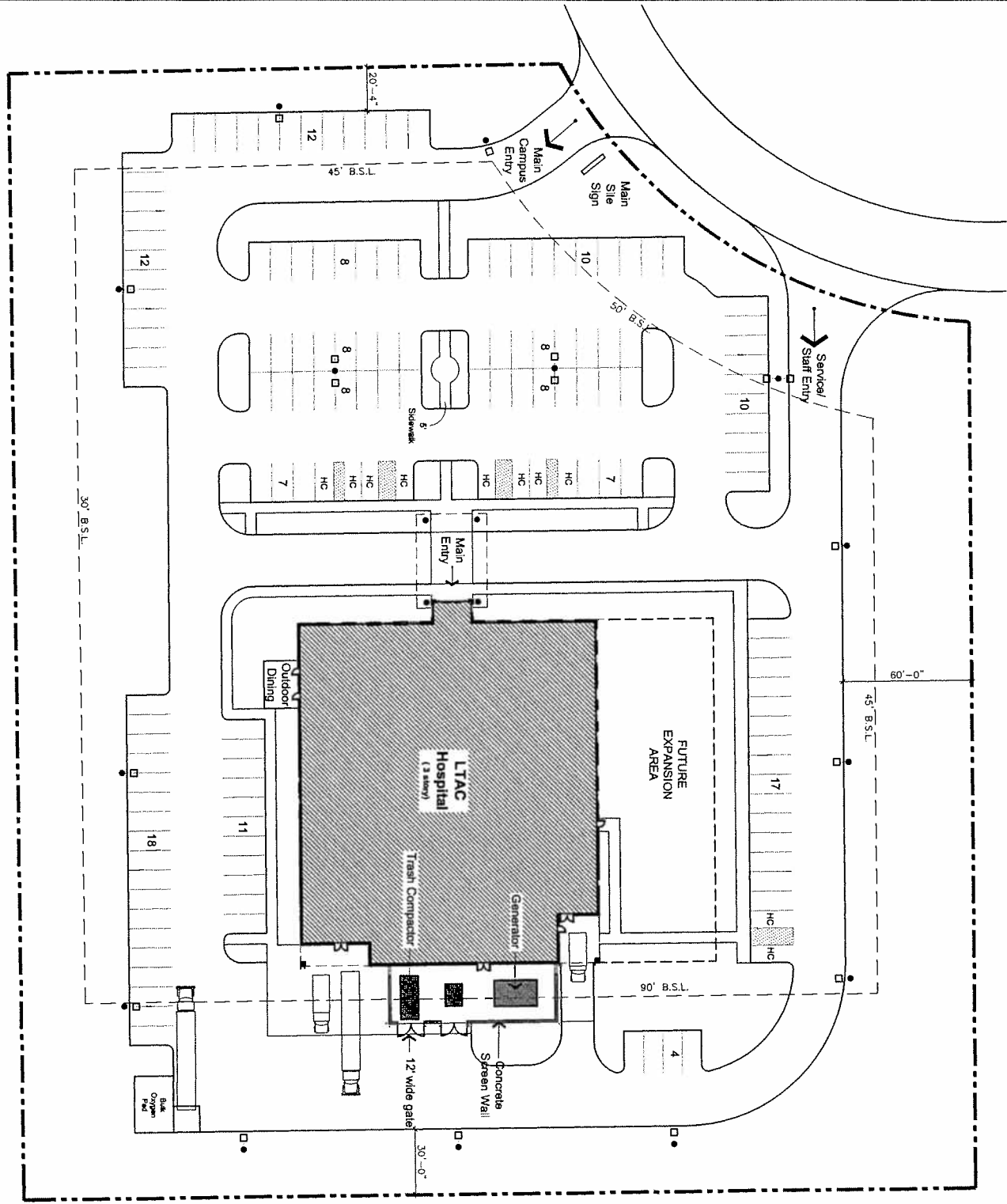
12B. Applicant is purchasing the subject property from a developer who will be constructing the roadway and sanitary sewer and water mains serving the subject property. Applicant will be installing certain storm water drainage facilities on the site.

13A. Members of Applicant:

Name: BW Partners, LLC  
Address: c/o Bremner Inc., 510 East 96<sup>th</sup> Street, Suite 250, Indianapolis, IN 46240  
Phone: (317) 816-8611  
Contact: Don Dunbar

Name: Duke Realty Limited Partnership  
Address: 600 East 96<sup>th</sup> Street, Suite 100, Indianapolis, IN 46240  
Phone: (317) 808-6228  
Contact: George Abel

# EXHIBIT B



**Kindred LTAC Hospital**  
**Indianapolis South**  
**Concept C**  
 (60 Bed Model)  
 100% LTAC Private Beds  
 100% LTAC ICU Private Beds

Building Summary	
1st Floor	21,336
2nd Floor	16,112
3rd Floor	16,112
Total (sq. ft.)	\$3,960
Site Summary	
Total Parcel	4.94 Acres
Floodway	.34 Acres
Immediate Useable Acreage	4.60 Acres
Parking Tabulation	
Standard Spaces	140
Disabled Spaces	10
Total Parking Spaces	150
@ 150 Spaces/ 60 Beds = 2.5 Spaces/Bed	

**Site Plan**  
 0 30 60  
 July 25, 2006



Confidential & Proprietary Material  
 Property of BRENNER Healthcare Real Estate  
 Copyright © 2005

## EXHIBIT C

### LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EMERSON AVENUE, SAID POINT ALSO BEING ON THE WEST LINE OF GREENWOOD SPRINGS SUBDIVISION, BLOCK 4 AS PER PLAT THEREOF RECORDED IN PLAT CABINET "D", SLIDE 455A AND 455B IN THE OFFICE OF THE RECORDER JOHNSON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST ON AND ALONG SAID EAST RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID GREENWOOD SPRINGS, BLOCK 4 A DISTANCE OF 681.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID GREENWOOD SPRINGS BLOCK 4 AND A LINE EXTENDED THEREOF A DISTANCE OF 1641.50 FEET, THENCE NORTH 01 DEGREE 02 MINUTES 32 SECONDS WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 01 DEGREE 02 MINUTES 32 SECONDS WEST A DISTANCE OF 255.46 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET; THENCE ON AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 31 DEGREES 57 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 224.94 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 22 SECONDS EAST A DISTANCE OF 399.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65; THENCE SOUTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ON AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 442.27 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 520.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.94 ACRES, MORE OR LESS.

### NOTES:

1. THE SUBJECT TRACT IS ZONED I-1 (INDUSTRIAL LIGHT)
2. BENCHMARK REFERENCE: TBM (WCP #10)